

Memo

To: Village Board

Fr: Trevor Fuller, Planning and Zoning Administrator

Re: ACTION RE: AMENDMENT TO LAND PURCHASE AGREEMENT WITH SKB TERRACE LLC FOR PROPERTY AT 3241-3245 RIVERSIDE DRIVE

Date: 16 August 2019

Background

The Village of Allouez acquired the vacant property at 3241-3245 Riverside Drive in 2015 from Brown County for the back taxes. The property was then listed and marketed for sale. SKB Terrace LLC made an offer of \$100,000 for the property in 2018. The offer was accepted contingent on receiving the appropriate zoning approvals for the proposed development prior to closing, breaking ground within one year of closing, and receiving occupancy within two years of closing. The village closed on the property on January 4, 2019.

The project received a conditional use permit for the proposed mixed use development on August 7, 2018.

On July 1, 2019, Karen Classon, controlling member of SKB Terrace LLC., requested an extension – to break ground by June 4, 2020 and to receive occupancy by June 4, 2021. The Village Board granted the extension with financial penalties, should occupancy not be received by June 4, 2021.

Action Request

SKB Terrace LLC. has received several construction cost estimates, which are considerably higher than anticipated. SKB Terrace LLC. is proposing a change in project scope as a result in these costs and does not believe the deadlines established last month will work. New plans will have to be drawn up by an architect and the project will have to be rebid. A representative from SKB Terrace LLC. will be present at the meeting to provide further explanation on the construction cost estimates received and the proposed change in project.

The Village Board is asked whether or not to approve a contract amendment, extending ground breaking and occupancy. If approved, new deadlines should be established. Any action regarding the conditional use permit should be considered at a future meeting.



An aerial photograph of the existing lots.